

UNITED STATES DISTRICT COURT  
DISTRICT OF MASSACHUSETTS

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STEWART TITLE GUARANTY COMPANY, :

Plaintiff, : CASE NO. 04-10783-GAO

v. :

UBS PRINCIPAL FINANCE LLC, I-PARK :  
GROVE WILLOW LLC, I-PARK WEST SEYON :  
LLC, and CHICAGO TITLE INSURANCE :  
COMPANY, :

Defendants. :

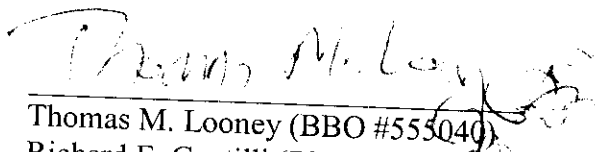
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**STIPULATION OF DISMISSAL AS TO CLAIMS AND COUNTERCLAIMS**  
**BETWEEN STEWART TITLE GUARANTY COMPANY AND**  
**UBS PRINCIPAL FINANCE LLC, I-PARK GROVE WILLOW LLC,**  
**AND I-PARK WEST SEYON LLC**

Stewart Title Guaranty Company and UBS Principal Finance LLC, I-Park Grove Willow LLC, and I-Park West Seyon LLC hereby stipulate to the dismissal of all claims and counterclaims between them with prejudice and without costs. The parties waive all rights of appeal. This stipulation shall not effect any claims involving Chicago Title Insurance Company or the third-party claims against BSC Group, Inc.

STEWART TITLE GUARANTY  
COMPANY

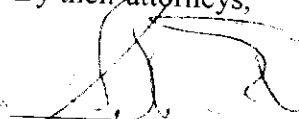
By its attorneys,



Thomas M. Looney (BBO #555040)  
Richard E. Gentilli (BBO #189080)  
Bartlett Hackett Feinberg P.C.  
10 High Street, Suite 920  
Boston, MA 02110  
617-422-0200

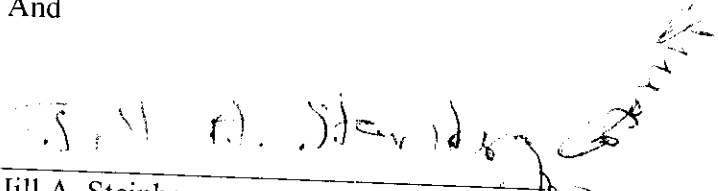
UBS PRINCIPAL FINANCE LLC, I-PARK  
GROVE WILLOW LLC, I-PARK WEST  
SEYON LLC

By their attorneys,



George A. McLaughlin, III (BBO #544822)  
The McLaughlin Brothers, P.C.  
One Beacon Street, 17<sup>th</sup> Floor  
Boston, MA 02108  
617-523-7165

And



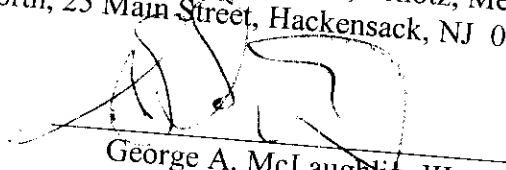
Jill A. Steinberg  
Cole, Schotz, Meisel, Forman & Leonard, P.A.  
Court Plaza North  
25 Main Street  
Hakensack, NJ 07601  
201-489-3000

Dated: December 7, 2004

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**CERTIFICATE OF SERVICE**

I, George A. McLaughlin, III, hereby certify that on this date I caused a copy of the foregoing Stipulation Of Dismissal As To Claims And Counterclaims Between Stewart Title Guaranty Company And UBS Principal Finance LLC, I-Park Grove Willow LLC, And I-Park West Seyon LLC to be served by U.S. mail, postage prepaid, upon Thomas M. Looney, Esq. and Richard E. Gentilli, Esq., Barlett Hackett Feinberg, P.C., 10 High Street, Boston, MA 02110 and Jill A Steinberg, Esq., Cole, Schotz, Meisel, Forman & Leonard, P.A., Court Plaza North, 25 Main Street, Hackensack, NJ 07601.

  
George A. McLaughlin, III

Dated: December 7, 2004

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